



# Home Farm

Eythorne, Kent



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# A Georgian farmhouse with additional cottages and outbuildings, set in historic parkland

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Waldershare Park, Eythorne, Kent, CT15 5BA

Eythorne 1.4 miles, Dover 6.2 miles, Canterbury 13.9 miles, Central London 74 miles

## *Features:*

Grade II listed six bedroom farmhouse, two cottages and an estate office providing additional accommodation

Walled garden and former village hall with potential in a wonderful parkland setting

About 41.93 acres (16.89 ha) in total

For sale as a whole or in 2 lots

## *The Lots:*

### *Lot 1 – Home Farmhouse*

Grade II listed farmhouse surrounded by mature parkland and gardens with outbuildings and cottages

About 41.74 acres (16.89 ha)

### *Lot 1a – Shepherds Cottage*

Grade II listed three bedroom detached cottage

About 0.19 acres (0.08 ha)

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### *Situation*

Home Farm lies at the heart of the historic Waldershare Park Estate which has been within the ownership of the Earls of Guilford for over 250 years.

Now offered for sale by the 10th Earl Guilford, the property offers a fine farmhouse with good let property income in an accessible but rural east Kent location.

Home Farm is relatively little altered over time, comprising a charming period farmhouse, two cottages and an estate office, a fine set of outbuildings and a traditional walled garden. Shepherds Cottage is a three bedroom cottage located at the entrance to Home Farm.

Local amenities include public house, Church and village store in the nearby village of Eythorne.

The property is approximately 14 miles from Canterbury's schools, shops and array of further amenities. Locally there are superstores at Whitfield (about 3 miles), and shops in Temple Ewell and River. There are good schools locally, both in the independent and state sectors.

The A2 and A20/M20 are easily accessed and the High Speed service to London St Pancras runs from Dover Priory and Ashford International, with journey times from 66 and 36 minutes respectively.

### *Historical Note*

The historic Manor of Waldershare has a long history dating back at least as far as the Norman Conquest when the lands were held under the Bishop of Bayeux. The Malmains and the Monins families, both of whom traced their families directly to the Norman conquest, held the estate for generations until its sale in the 18th century.

Waldershare Park was purchased by Sir Henry Furnese in 1705. Sir Henry was a successful merchant, born at Sandwich in Kent, before pursuing a successful career in London, rising to become Master of the Drapers Company and one of the original Directors of the Bank

of England when it was founded in 1694. Sir Henry was also the Whig MP for Bramber and then for Sandwich. He was made Baronet in June 1707 becoming the first Baron Waldershare.

Sir Henry began work on the former mansion house and the establishment of the park, elements of which, including some fine parkland trees and avenues, remain to this day. Following the death of Sir Henry's unmarried son Robert Furnese in 1733, the estate passed by Marriage to Francis, first Earl of Guilford, in whose descendants' ownership it has remained. Of particular note was the second

Earl, who was a major statesman and political figure of the 18th century, holding all three big offices of state; Prime Minister, Chancellor of the Exchequer and Home Secretary. The second Earl was also a significant figure in the American Revolution, as British Prime Minister for much of the war, dividing his time between London and Waldershare Park.







***Lot 1 – Home Farmhouse -***

***About 41.74 acres (16.89 ha)***

At the very heart of the estate is the vendors' former family home, comprising a Grade II listed Georgian farmhouse surrounded by mature parkland and gardens with Grade II listed walled garden, two ancillary cottages, and further outbuildings including former village hall, engine shed and Grade II listed granary.

The farmhouse was the subject of refurbishment in 2016 and comprises approximately 4,750 sq ft (441 sq m) of characterful accommodation.

On the ground floor the house provides formal dining room, drawing room, study, kitchen breakfast room, and adjacent family living/dining space, together with cloakroom and utility room.

On the first floor is a principal suite with dressing room and bathroom, four further bedrooms, family bathroom and shower room.

On the second floor is a further bedroom and bathroom.

The house has a wonderful south-easterly outlook over historic parkland to the front, with lawned gardens falling away to traditional park rail fencing. To the side and rear of the house are formal gardens, including swimming pool with detached pool house, and terraced lawns.







*Floorplans for Home Farmhouse*

Approximate Gross Internal Area\*:

House: 4,752 sq ft / 441.5 sq m

Outbuildings: 606 sq ft / 56.3 sq m

Cellar: 320 sq ft / 29.7 sq m

Total: 5,678 sq ft / 527.5 sq m

Illustration for identification purposes only.

Not to scale.

\*As defined by RICS - Code of Measuring Practice.





To the south of Home Farmhouse lie a range of buildings, including Home Farm Annexe, The Estate Office and Barn Cottage, which form a single brick built building under a slate roof.

**Home Farm Annexe** is at the northern end of this building and was refurbished and redecorated in 2019. This characterful cottage now provides a kitchen and two reception rooms on the ground floor, and three bedrooms three bedrooms and bathrooms on the first floor.

**The Estate Office** is mid-terraced, and is spread over two floors.

**Barn Cottage** lies at the southern end of this row, with a kitchen/breakfast room, sitting room, double bedroom and shower room on the ground floor. On the first floor is a sitting room, study, a further bedroom and bathroom.

To the rear of the cottages is a traditional timber granary on saddle stones, which has been used for storage in recent times.

The former village hall, engine shed and garage lie to the west. Both the village hall and engine shed benefitted from planning consent granted in 2019 for conversion to form holiday accommodation, though these consents have now lapsed. This range of buildings offer potential for further residential, ancillary or holiday use, subject to obtaining necessary planning consents.

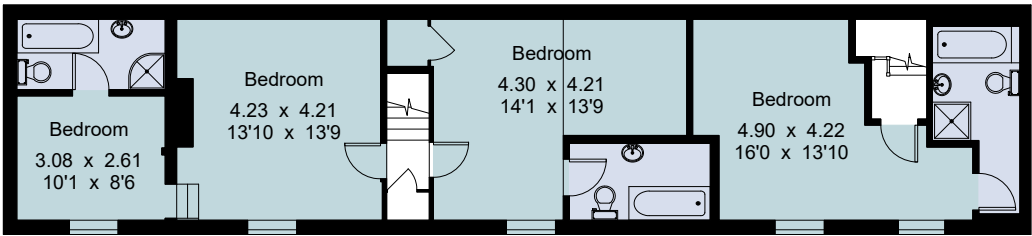
Lot 1 comprises approximately 41.93 acres (16.89 ha) surrounding Home Farmhouse. The land includes a mix of historic parkland with mature specimen trees and two sections of historic tree lined avenues.



### Floorplans for Home Farm Annexe

Approximate Gross Internal Area\*: 1,834 sq ft / 170.4 sq m  
Illustration for identification purposes only. Not to scale.

\*As defined by RICS – Code of Measuring Practice.



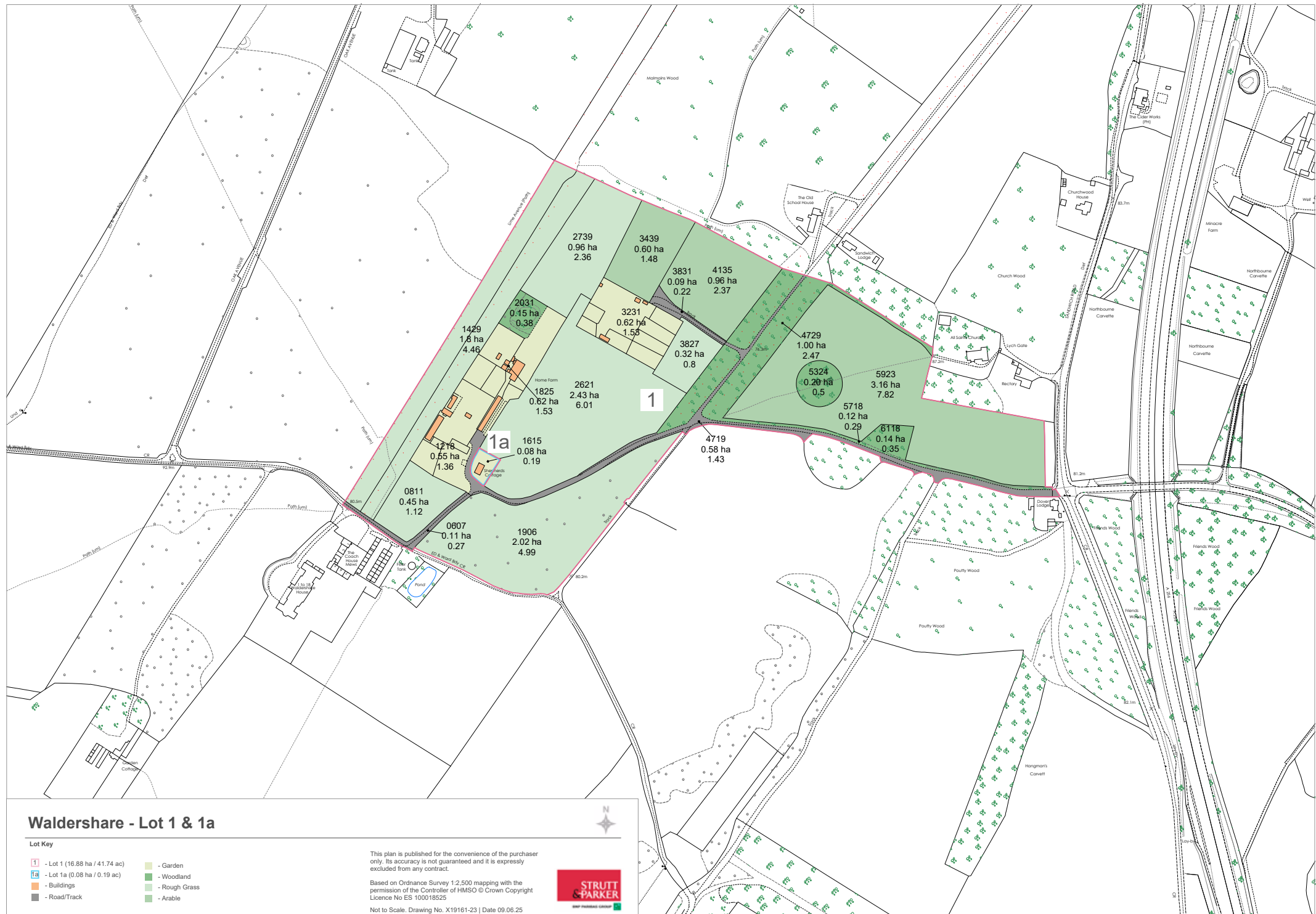
First Floor















## Waldershare - Lot 1 & 1a - Home Farm & Shepherds Cottage



### Key

- |                    |                              |
|--------------------|------------------------------|
| 1 Home Farm        | 6 Garage                     |
| 2 Home Farm Annexe | 7 Engine Shed                |
| 3 Estate Office    | 8 Granary                    |
| 4 Barn Cottage     | 9 Shepherds Cottage - Lot 1b |
| 5 Village Hall     |                              |

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Not to Scale. Drawing No. X19161-11 | Date 28.06.23







*Lot 1a – Shepherd's Cottage -  
About 0.19 acres (0.08 ha)*

An attractive Grade II listed three bedroom detached cottage lying to the south of Home Farmhouse of painted brick elevations under a slate roof. On the ground floor are a kitchen and two reception rooms, whilst there are three bedrooms and family bathroom on the first floor.



*General*

Method of Sale: Home Farm is offered for sale as a whole or in up to 2 lots by private treaty, subject to the occupancies laid out in the table below.

Tenure: The property is sold subject to the following agreements:

Lot	Property	Tenancy	Utilities	EPC	Council Tax band
Lot 1	Home Farmhouse	In hand	Mains Electricity Mains Water Mains Gas	D	G
Lot 1	Home Farm Annexe	AST	Mains Electricity Mains Water Mains Gas	D	C
Lot 1	The Estate Office	In Hand	Mains Electricity	NA	NA
Lot 1	Barn Cottage	AST	Mains Electricity Mains Water Mains Gas	E	D
Lot 1	Village Hall	In Hand	Mains Electiricty Mains Water	NA	NA
Lot 1	Engine Shed	In Hand	Mains Electricty	NA	NA
Lot 1	Granary	In Hand		NA	NA
Lot 1a	Shepherds Cottage	AST	Mains Electricty Mains Water	D	E

Services: The individual services for each property are detailed in the table above. The estate’s mains water supply comes through a series of private pipes, including through retained land. Current private drainage is not compliant with current regulations and advice has been sought from a third party contractor on the installation of new Klargester systems to address this. Further information on services is available from the selling agent.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are various rights of way crossing the estate and a plan is available from the vendor’s agents on request.

Designations: Waldershare Park is situated within a Nitrate Vulnerable Zone.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Listings: The Following properties are individually Grade II listed:  
Home Farm  
Home Farm Cottage  
Granary South of Home Farmhouse  
Walled Garden northeast of Home Farmhouse  
Waldershare Parkland

Fixtures & Fittings: Items regarded as fixtures and fittings including carpets and curtains together with garden ornaments and statuary are initially excluded from the sale although certain items may be available by separate negotiation.

Data Room: A data room has been set up by the Vendor’s solicitor and access to this and relevant documents can be provided to interested parties on an individual basis by request to the selling agent.

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.  
www.dover.gov.uk  
01304 821199.

Guide price: £ 2,950,000

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Solicitors:  
Burgess Salmon LLP  
One Glass Wharf  
Bristol, BS2 0ZX  
Attn: Thomas Mark-Bell  
Phone: +44 (0)117 9392000  
DX: 7829 Bristol

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

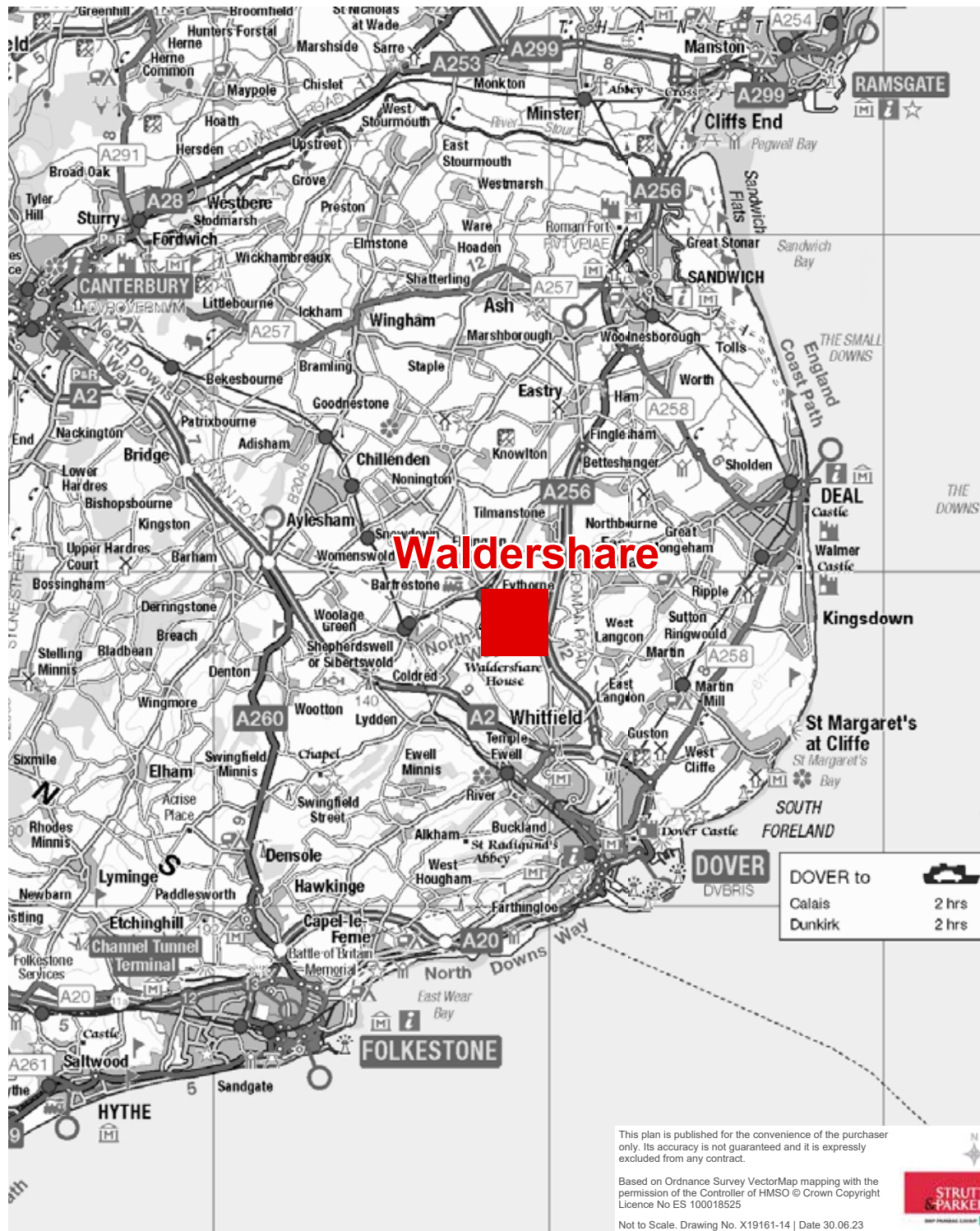
Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

What3words:///silly.polices.geese

*Viewings*  
Strictly by confirmed appointment with the vendor’s agent, Strutt & Parker in London on 020 7591 2214







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